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City of Ashland, Wisconsin
601 Main Street West — Ashland, WI 54806 — www.coawi.org

HISTORIC PRESERVATION COMMISSION MEETING AGENDA

July 22nd, 2024 at 5:00PM in the 2nd Floor Conference Room and via Go To Meetings

The meeting can be joined in person or by using a computer, smartphone or tablet at.

<https://meet.goto.com/978070741>

The meeting can also be joined by phone at
1 877 309 2073 using Access Code: 978-070-741

Present: Steve Schraufnagel, Kristen Huset, Jeff Muse, Magge Ericson, Al Smiles, Steven Wiley (Planning and Development Director), Terri Erickson (Assistant Planner)

Absent: Joseph Mudd, Nancy Sztzyndor

AGENDA

1. Call to Order and Roll Call
Chair Schraufnagel called the meeting to order at 5:04 pm and a quorum was declared present.
2. Approval of the Agenda
The Commission approved the agenda as presented.
3. Consent Agenda
 - a. Approval of minutes from the April 22nd, 2024 Historic Preservation Commission meeting
Schraufnagel asked the Commission to review the April meeting minutes. Muse moved approval, Huset seconded. The motion carried 5-0
4. Identify potential conflicts of interest
No Commissioners indicated any conflicts of interest.
5. Public Comment (non-agenda items)
None
6. Action Items:
7. Discussion Items:
 - a. Discussion on Preservation Planning
Ericson stated that she was the consultant for the local preservation society and also was the Chair of the Plan Commission in the community in Florida where she lived. She showed the example plan that she worked on during her time there. Any individual, contractor, or anyone else could pick this up and look at what processes and standards were needed depending on the type of work proposed. The standards were tight and had suggested historic colors, etc. The plan was for Dunnellon, Florida. Everyone was in favor

of moving forward and creating a document similar to this. The plan shows all of the various WWII and other era structures. Ericson worked with the Economic Development and Historic Preservation office in Florida. There was significant concern with removing mid-century structures.

b. Update on Properties Recommended for Local Historic Nominations

Wiley shared contacts for the list of nominations. Schraufnagel and Muse had met prior to the HPC meeting but not after receiving the list. Ericson asked if there were any properties on the East side. Schraufnagel answered that there were. Between 2nd and 3rd Ave E there were some concrete block structures that we tried to nominate a few years back. At the time the owners had not wanted to have their properties nominated and had their attorneys present. Schraufnagel stated that we would find out who owns these and reconsider them. Smiles asked if these were company homes. Muse stated that he believed they were. Smiles stated that he had the histories of these. Schraufnagel suggested that we revisit these with Tracy Schnell's report. Schraufnagel will get a picture of the 3 identical homes on 3rd St and the home on 13th and Vaughn. Smiles stated that the home on 13th and Vaughn is a white house on the west side of the street built around 1947. Schraufnagel asked when Sears ended their catalogue sales on their homes. Ericson believed it was sometime before the Depression. Schraufnagel stated that we would check these out. Smiles stated that Martin Thorason was a dentist. Mr. Thorason built the home in he thinks 1947. Muse and Schraufnagel will get together on the addresses Wiley sent them. Maybe next week rather than this week. Schraufnagel asked if there were any other additions to the local historic nomination list. Muse asked if Carver Harries' house on Ellis Avenue at 9th Street would be one to consider. Schraufnagel suggested Muse look at it. Schraufnagel said other Commissioners could attend the meeting where he and Muse discuss these. Wiley explained open meetings requirements and the need to notice the meeting if enough commissioners want to attend. Schraufnagel asked when we wanted to hold a public hearing. Wiley explained that it would happen upon confirming property owner interest for nominating the properties.

c. Update on a Potential National/State Register Nomination for Our Lady of the Lake Church and School

Wiley explained that this item was on the agenda from before. Schraufnagel and Wiley had done some work on this before but the timeframe for nominating the property was longer than the timeframe for doing work. The permit for roofing work had been submitted and the permit for tuckpointing was likely forthcoming. The Courthouse and Co-op tuckpointing projects are both significant. Smiles mentioned that the last time tuckpointing occurred at the church it was awful. Schraufnagel mentioned that the last time work was done it was \$175,000 and now it would likely be triple this.

d. Discussion on Miscellaneous HPC Items

Ericson stated that we still don't have a demolition ordinance yet. Wiley explained that there were a few questions staff needed to work out. Staff will revisit this ordinance. Ericson stated that between now and spring would be a good opportunity to look at this. Schraufnagel explained that there was a small (10% or so) requirement for reusing demolition debris in the draft ordinance. Muse stated that with the Northland restructuring and some faculty leaving it is our mission to educate new buyers on the treasure trove of historic homes. Ericson stated that having 5-o'clock cocktail hour and inviting realtors would be beneficial. Huset is less concerned about people buying homes and doing stuff to them than by buying them and turning them into income properties. Ericson mentioned the issues at #4 Fifield Row where it was turned into an Airbnb and more cars on the street.

Schraufnagel asked Wiley about the City's position on Airbnbs. Wiley explained that we are close to having an ordinance passed which would regulate these. Schraufnagel stated that there are several issues that could come up with Airbnbs.

8. Announcement/Reports/Comments/Questions
None

9. Adjournment
Ericson moved to adjourn and Huset seconded. The motion carried 5-0 and the meeting adjourned 5:56 pm.

It is possible that a quorum of members of other governmental bodies of the municipality may be in attendance at the above stated meeting to gather information or speak about a subject, over which they have decision-making responsibility. Any governmental body at the above stated meeting will take no action other than the governmental body specifically referred to above in this notice. The City of Ashland does not discriminate on the basis of sex, race, creed, color, national origin, sexual orientation, age or disability in employment or provision of services, programs or activities. NOTE: Upon reasonable notice, the City of Ashland will accommodate the needs of disabled individuals through auxiliary aids or services. For additional information or to request this service, contact the Planning & Zoning Dept. at (715) 682-7041.